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BOOK **305** PAGE **279**
STATE MS. - DE SOTO CO.
FILED
Aug 21 12 14 PM '96

WARRANTY DEED

BK 305 PG 279
W.E. DAVIS CH. CLK.

THOMAS GORDON JONES, ET UX

GRANTOR(S)

TO

M. LEA JONES, ET AL

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS GORDON JONES and wife, GEORGIE IMOGENE JONES, do hereby sell, convey and warrant unto M. LEA JONES and PEGGY R. LEIGH, as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Commencing at the Southeast corner of the Southwest Quarter of Section 25, Township 1 South; Range 7 West, DeSoto County, Mississippi; thence South 88 degrees 00 minutes 00 seconds West along the centerline of Goodman Road a distance of 185.24 feet to a point; thence North 03 degrees 27 minutes 00 seconds east a distance of 107.37 feet to a 1/2 inch iron pin found on the North right of way of Goodman Road; thence South 88 degrees 11 minutes 25 seconds West along said right of way a distance of 177.19 feet to a concrete right of way marker found; thence North 63 degrees 28 minutes 20 seconds West a distance of 25.00 feet to a concrete right of way marker found; thence North 00 degrees 08 minutes 13 seconds East a distance of 99.92 feet to concrete right of way marker found; thence North 00 degrees 46 minutes 32 seconds West a distance of 77.10 feet to a 1/2 inch iron pin set; thence North 15 degrees 45 minutes 20 seconds West a distance of 65.60 feet to a concrete right of way marker found; thence North 89 degrees 27 minutes 25 seconds East a distance of 203.16 feet to a 1/2 inch iron pin set; thence South 03 degrees 27 minutes 00 seconds East a distance of 248.09 feet to a point of beginning containing 1.12 acres more or less; and being part of Lot 2 Southbranch (Minor Lot). Also being subject to right of way of public roads and utilities. Local planning and health department regulations and easements of record.

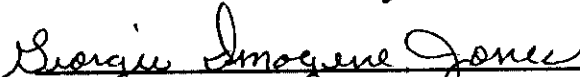
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given with deed.

WITNESS our signatures this the 16th day of August, 1996.


THOMAS GORDON JONES


GEORGIE IMOGENE JONES

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 16th day of August, 1996 within my jurisdiction, the within named THOMAS GORDON JONES and wife, GEORGIE IMOGENE JONES, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:
11-27-99


NOTARY PUBLIC

Grantor Address & Phone:

4784 Alden Lake Drive West
Nesbit, MS 38651
Home: 601-280-1809
Work: N/A

Grantee Address & Phone:

P. O. Box 659
Southaven, MS 38671
Home: 893-0404
Work: 393-9445

P. O. Box 659
Southaven, MS 38671
Home: 429-8881
Work: 393-9445